

Office of the City Engineer

Los Angeles, California

To The Honorable Council

Of the City of Los Angeles

October 22, 2015

Honorable Members:

C.D. No. 12

SUBJECT:

Final Map of Tract No. 52866-01

RECOMMENDATIONS:

Approve the final map of Tract No. 52866-01, located at 24000 Roscoe Boulevard westerly of Valley Circle Boulevard and accompanying Subdivision Improvement Agreement and Contract with security documents.

FISCAL IMPACT STATEMENT

The subdivider has paid a fee of \$ 22,311.89 for the processing of this final tract map pursuant to Section 19.02(A) (2) of the Municipal Code. No additional City funds are needed.

TRANSMITTALS:

1. Map of Tract No. 52866-01.
2. Unnumbered file for Tract No. 52866-01.
3. Subdivision Improvement Agreement and Contract with attached security documents.

DISCUSSION:

This map compromises the first unit of the tentative map of Tract No. 52866 that was approved by the Advisory Agency on August 28, 2000 for a maximum new 147-lot single-family development and five open space lots.

The Advisory Agency has determined that this project will have a significant effect on the environment. On November 4, 2004 the Advisory Agency certified that it had reviewed and considered Final EIR No. 98-0227(MPR)(SUB)(DA)(ANNEX) and adopted the CEQA Findings and Statement of Overriding Considerations.

This final map proposes to merge the existing the former alignment of Valley Circle Boulevard within the tract boundaries with the remainder of the subdivision pursuant to Section 66499.20.2 of the State Government code.

The conditions of approval for the tract map have been fulfilled including payment of the Recreation and Parks Fee in the amount of \$ 268,840.00 and registering a copy of the Covenant and Agreement (document No.05 1195314) stating that this site has been approved for 147 units. The property is being developed at a density no greater than 143 dwelling units. If any additional units are developed, the required fees will be paid to the Department of Recreation and Parks. Transmitted Subdivision Improvement Agreement and Contract with attached security documents guarantees construction of the required improvements for all units of this final map. Upon approval by the Council, the final map will be transmitted to the County Engineer for filing with the County Recorder.

The expiration date of the tentative map approval is June 28, 2016.

The subdivider and engineer / surveyor for this subdivision are:

Subdivider

Centex Homes
27101 Puerta Real, Suite 300
Mission Viejo, CA 92691

Report prepared by:
Land Development and GIS Division

Dale Williams
Civil Engineer
Phone: 213-202-3491

EY/ms
Q:Tr. 52866-01

Surveyor

George S. Colvin
VTN West, Inc.
9255 Deering Avenue, Suite 200
Chatsworth, CA 91311

Respectfully submitted,



Edmond Yew
Land Development and GIS Division
Bureau of Engineering